

June 17, 2016

To: Town Council

From: Todd Dumais, Town Planner 

SUBJECT: 137 NORTH MAIN STREET
SPECIAL DEVELOPMENT DISTRICT ADMINISTRATIVE
AMENDMENT (SDD #141-R1-16)

RECEIVED

JUN 17 2016

TOWN COUNCIL OFFICE
West Hartford, CT

I have received an administrative amendment request from John Stewart, (Sr. Project Director, CRS, LLP) on behalf of the America School for the Deaf, for revisions to the approved Special Development District plan (SDD #141). The request is for minor modifications to the landscape plantings, landscape walls and minor site grading. All of the changes are in the immediate vicinity of the existing central entrance area landscaping and signage.

Attached are a narrative and supporting plans which further explain the proposal.

The requested modifications fall within the approval powers contained in **Section 177-44C (9)** of the Code of Ordinances. This section allows the Town Planner to approve minor adjustments to limited plan elements of an SDD, in this instance, to **Section 177-44C (9)(b)** the type, size, number and location of plantings required for landscaping purposes (but not those required for screening from adjacent residential areas) may be adjusted by the substitution of other plantings in the same class (deciduous or nondeciduous); by plantings whose size differs by up to 10% of that required by the SDD ordinance; and by locating plantings within a radius of 50 feet from a site specified in the SDD ordinance. It is my opinion that the plan, as modified, is in accordance with the purpose of the original SDD approved by the Town Council.

The purpose of the memo is to notify the Town Council of my intention to approve the requested modifications. This notice of approval is given with the understanding that such action will not be effective until the day following the next regular meeting of the Town Council and that such notice of approval is given 10 days prior to such Council meeting. This matter would therefore appear as a regular agenda item on the Regular Town Council Meeting, **Tuesday, June 28, 2016**. It is understood that the Town Council may reject my approval decision and direct that the modifications requested be considered under the provisions of **Section 177-44C (9)** which would require a complete application for amendment and requisite public hearing.

C: Ronald Van Winkle, Town Manager
Joseph O'Brien, Corporation Counsel
Mark McGovern, Director of Community Services
Patrick Alair, Corporation Counsel
Subject SDD File



TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7504
<http://www.westhartford.org>

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SITE PLANNING
LANDSCAPE ARCHITECTURE

June 9, 2016

Mr. Todd N. Dumais, Town Planner
Dept. of Community Services
Planning and Zoning Division
50 South Main Street
West Hartford, CT. 06107

RE: American School for the Deaf
West Hartford, CT.
CR3 Project No. 2016014.00

Dear Mr. Dumais,

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Please do not hesitate to contact me if you have any questions or need additional information.

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Sr. Project Director

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